



City of Santa Barbara
Airport Department

DATE: June 8, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Larry Falberg

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Larry Falberg, a Sole Proprietor, for 208 square feet of office space, in Building 312 at 1503-C Cecil Cook Place, at the Santa Barbara Airport, effective July 1, 2011, for a monthly rental of \$371, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Larry Falberg, a Civil Engineer, has been an Airport tenant since July 1, 2001, leasing a business office in Building 312, Suite C, at 1503 Cecil Cook Place. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.78 per square foot for office space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Office rate ranges from \$1.35 to \$1.85. The new rental represents a 1.5% increase over the previous year.

In addition, Mr. Falberg will pay a proportionate share of all charges for electricity, water, sewer and common janitorial services.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map